

# EXHIBIT "A"

CLTA Guarantee

TRUSTEE'S SALE GUARANTEE

PART I

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIA  
PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERET  
OF THIS GUARANTEE.

North American Title Insurance Com  
a corporation, herein called the Comp

GUARANTEES

As shown in Item 1 of Schedule A, herein called the Assured, agal  
amount stated therein which the Assured shall sustain by reason of  
which the Company hereby gives that, according to the public records,

1. The title to the herein described estate or interest was vested in the vestee named, subject to the  
matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of  
their priority;

2. The names and addresses of persons who have recorded requests, as provided by Section  
2924b(a) and (d) of the Civil Code, for a copy of notice of default and for a copy of notice of sale  
are as shown herein;

3. The names and addresses of additional persons who, as provided by Section 2924b(c)(1) and (2)  
of the Civil Code, are entitled to receive a copy of notice of default and a copy of notice of sale are  
as shown herein;

4. The names and addresses of State Taxing Agencies which, as provided by Section 2924b(c)(3) of  
the Civil Code, are entitled to receive a copy of notice of sale, are as shown herein; and

5. The addresses of the Internal Revenue Service which, as provided by Section 2924b(c)(4) of the  
Civil Code, are entitled to receive a copy of notice of sale, are as shown herein;

6. The herein described land is located in the city or judicial district stated herein and, if designated,  
the newspaper or newspapers listed herein qualify for publication of notice pursuant to Section  
2924f of the Civil Code.

North American Title Company, Inc.

*Handwritten signature*

By: \_\_\_\_\_  
Authorized Signature

To: Mike Stone, Esq.  
Page: 18

This is the latest

TSC for Hylu.

The effective date is  
June 29, 2007

Order No.: 56701-95900752-PRE

Guarantee No.: H-180278

North American Title Insurance Company

Fletcher H. Myler and Sheryl S. Root-Myler, husband and wife as Community Property

Title to said estate or interest in the land is vested in:

A fee

The estate or interest in the land hereinafter described or referred to covered by this  
Guarantee is:

The Andrew Alan Lewis Revocable Trust dated January 5, 1984, as beneficiary and The  
Foreclosure Company, Inc., as trustee

Name of Assured:

Effective Date: June 29, 2006 at 03:04 pm

Reference No.: 07-192

Order No.: 56701-95900752-PRE Liability: \$100,000.00

Guarantee No.: H-180278 Premium: \$462.00

# SCHEDULE A

## TRUSTEE'S SALE GUARANTEE

CLTA Guarantee

Order No.: 56701-95900752-PRE

Guarantee No.: H-180278

North American Title Insurance Company

NOTE: FROM INFORMATION OBTAINED FROM THE ASSESSOR'S TAX ROLLS, FOR WHICH THIS COMPANY MAKES NO REPRESENTATION OR WARRANTY, THE STREET ADDRESS(ES) OR OTHER COMMON DESIGNATION OF THE ABOVE DESCRIBED

APN: 076-360-220

(A) DEED FROM CORTE MADERA, A LIMITED PARTNERSHIP, TO THE HEIRS OR DEVISEES OF JOHN FRANCIS NAYLAN, DECEASED, RECORDED APRIL 9, 1968, IN BOOK 5466 OF OFFICIAL RECORDS, AT PAGE 529 (33374-AB), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(B) DEED FROM RANCHO CORTE MADERA, A LIMITED PARTNERSHIP, TO EDGAR B. FILION, ET UX, RECORDED SEPTEMBER 14, 1971, IN BOOK 6013 OF OFFICIAL RECORDS, AT PAGE 124 (FILE NO. 45427-AE), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(C) DEED FROM EDGAR B. FILION, ET UX, TO ROBERT GARY OWSELEY, RECORDED DECEMBER 9, 1974, IN BOOK 6748 OF OFFICIAL RECORDS, AT PAGE 645 (FILE NO. 6457-AI), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

ALL THOSE CERTAIN RIGHTS AND EASEMENTS AS SET FORTH IN THE FOLLOWING DEEDS:

PARCEL III:

PAGE 46.

MATEO, STATE OF CALIFORNIA, ON DECEMBER 10, 1974, IN BOOK 28 OF PARCEL MAPS, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 10, 1974, IN BOOK 28 OF PARCEL MAPS, B & C OF PARCEL MAP RECORDED IN VOLUME 13 OF PARCEL MAPS, AT PAGE 19, AND BEING A PORTION OF PARCEL "A" OF MAP ENTITLED, "RESUBDIVISION OF PARCELS 270.68 FEET AND NORTH 59° 42' 03" WEST, 862.77 FEET TO THE POINT OF BEGINNING; WEST, 211.36 FEET; SOUTH 60° 33' 15" WEST, 249.89 FEET; NORTH 5° 25' 25" WEST, PARCEL "B", THENCE ALONG SAID GENERALLY SOUTHERLY LINE, SOUTH 73° 50' 55" ANGLE POINT IN THE GENERALLY SOUTHERLY LINE OF THE AFOREMENTIONED SOUTH 16° 16' 56" EAST, 323.30 FEET AND SOUTH 48° 04' 42" EAST, 337.97 FEET TO AN SOUTH 23° 50' 10" EAST, 209.71 FEET; THENCE LEAVING SAID LINE OF PARCEL "C", SHOWN UPON SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF PARCEL "C", 83° 40' 15" EAST, 98.68 FEET TO THE MOST WESTERLY CORNER OF PARCEL "C", AS "B", NORTH 32° 40' EAST, 169.18 FEET; NORTH 63° 28' 20" EAST, 422.00 FEET; AND NORTH THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF PARCEL BEGINNING AT THE MOST WESTERLY CORNER OF THE AFOREMENTIONED PARCEL B;

PORTION OF PARCEL "B", AS SHOWN ON THAT CERTAIN PARCEL MAP FILED AUGUST 2, 1971, IN VOLUME 13 OF PARCEL MAPS, AT PAGE 19, SAN MATEO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

The land referred to in this Guarantee is situated in the State of California, County of San Mateo, Town of Portola Valley, and is described as follows:

# TRUSTEE'S SALE GUARANTEE

CLTA Guarantee

Order No.: 56701-85900752-PRE

Guarantee No.: H-180278

North American Title Insurance Company

PROPERTY IS:  
5070 Alpine Road  
Portola Valley, CA

TRUSTEE'S SALE GUARANTEE

CLTA Guarantee

004/016

The Foreclosure Co., Inc.

07/19/2007 16:59 FAX 14083747206

PAGE 06

07/24/2007 13:45 4083775270

Guarantee No.: H-180278

Order No.: 56701-95900752-FRE

North American Title Insurance Company

1. General and Special Property Taxes, and any assessments collected with taxes, including utility assessments, are a lien not yet payable to be levied for the fiscal year 2007 - 2008.
2. General and Special Property Taxes, and any assessments collected with taxes, including utility assessments, for the fiscal year 2006 - 2007.
3. Said property has been declared Tax-Defaulted for Non-Payment of Delinquent Taxes for the fiscal year(s) 2004-2006.  
 Amount to Redeem Prior to: June 30, 2007 \$97,122.66  
 Parcel Number: 076-350-220
4. The Lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.  
 EASEMENT FOR ROAD PURPOSES OVER SO MUCH OF THE HEREIN DESCRIBED PROPERTY AS MAY LIE WITHIN THE BOUNDARIES OF ANY PUBLIC OR PRIVATE ROAD OR HIGHWAY.
5. EASEMENT FOR RIDGE ROAD, AS CONTAINED IN DEED FROM CHRISTINE F. RENGSTORFF TO HERBERT EDWARD LAW, DATED MARCH 23, 1915 AND RECORDED MARCH 30, 1916 IN BOOK 246 OF DEEDS 274, RECORDS OF SAN MATEO COUNTY.

Exceptions:

# SCHEDULE B

## TRUSTEE'S SALE GUARANTEE

CLTA-Guarantee

CLTA Guaratee

TRUSTEE'S SALE GUARANTEE

7. An easement affecting the portion of said land and for the purpose stated herein, and incidental purposes.

In Favor of: Pacific Gas and Electric Company

No representation is made as to the present ownership of said easement.

Purpose: A single line of poles, etc. over a route to be selected by grantee

Recorded:

August 23, 1918

Book:

258 of deeds

Page:

40

Affects:

The location of said easement is not disclosed of record.

8. An easement affecting the portion of said land and for the purpose stated herein, and incidental purposes.

In Favor of:

Pacific Gas and Electric Company, a corporation

No representation is made as to the present ownership of said easement.

Purpose: A single line of poles and wires not to exceed 4 poles; route to be selected by grantee

Recorded:

August 23, 1916

Book:

258

Page:

41

Affects:

The location of said easement is not disclosed of record.

9. The Terms and Provisions contained in a Covenant and Agreement

Executed By:

Lauriston Investment Company

In Favor of:

Catoffin Company, a corporation

Recorded:

September 19, 1930

Instrument No.:

68728-B

Book:

496

Page:

200

Which, among other things, provides for:

Water rights and right of way for pipelines

The Location of which is not disclosed of record

North American Title Insurance Company

Guarantee No.: H-180278

Order No.: 66701-95900752-PRE

CLTA Guarantee

TRUSTEE'S SALE GUARANTEE

10. Covenants, Conditions and Restrictions (but deleting therefrom any covenant, condition or restriction indicating preference, limitation, or discrimination, based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 U.S.C. 3604 (c)) as set forth in the document:

Recorded:  
Instrument No.: 33374-AB  
Book: 5456  
Page: 529  
April 9, 1988

11. The Terms and Provisions contained in a Covenant and Agreement

Executed By: Town of Portola Valley, a municipal corporation of the County of San Mateo, State of California  
In Favor of: Rancho Corte Madera, a California Limited Partnership (S.B. Bogart, General Partner)  
Recorded:  
Instrument No.: 31368-AE  
Book: 5988  
Page: 1  
July 29, 1971

Which, among other things, provides for:

Agreement for Improvements

12. Entitled:  
Executed By: Edgar B. Filion and Maxine L. Filion, his wife, as joint tenants  
Recorded:  
Instrument No.: 46427-AE  
Book: 6013  
Page: 124  
September 14, 1971

13. An easement affecting the portion of said land and for the purpose stated herein, and incidental purposes.

In Favor of: Town of Portola Valley, a municipal corporation

No representation is made as to the present ownership of said easement.

Purpose:  
Recorded:  
Instrument No.: 38974-AG  
Book: 6398  
Page: 542  
Affects: The existing paved road.  
Ingress and Egress for Public Emergency Vehicles  
May 30, 1973

North American Title Insurance Company

Guarantee No.: H-180278

Order No.: 56701-85800752-PRE



CLTA Guarantee

TRUSTEE'S SALE GUARANTEE

008/018

The Foreclosure Co., Inc.

07/19/2007 17:00 FAX 14083747208

PAGE 10

07/24/2007 13:45 4083775270

14. The Terms and Provisions contained in a Covenant and Agreement:  
 Executed By: Town of Portola Valley, a municipal corporation  
 In Favor of: Toshiaki Ogawara, Machiko Ogawara, his wife,  
 Edger B. Filion, Maxine L. Filion, his wife and Sewall B.  
 Bogart, Barbara E. Bogart, his wife  
 Recorded: April 6, 1973  
 Instrument No.: 38974-AG  
 Book: 6398  
 Page: 548  
 Which, among other things, provides for:  
 Agreement for improvements

15. Restrictions as contained in Agreement  
 Executed By: Edger B. Filion and Maxine L. Filion, his wife, as joint  
 tenants and Town of Portola Valley, a municipal  
 corporation  
 Recorded: April 6, 1973  
 Instrument No.: 36977-AG  
 Book: 6398  
 Page: 571  
 An easement affecting the portion of said land and for the purpose stated herein, and incidental  
 purposes.  
 In Favor of: Thomas Okama, et ux  
 No representation is made as to the present ownership of said easement.

17. The Terms and Provisions contained in a Covenant and Agreement:  
 Purpose: Road purposes  
 Recorded: April 28, 1995  
 Instrument No.: 95043638  
 Affects: The existing driveway which serves 5020, 5030, 5050  
 and 5070 Alpine Road, a portion of which traverses the  
 southern portion of the Goudy Property  
 Executed By: Thomas Okama and Mary Elizabeth Okama, Citibank  
 F.S.B., and George A. Goudy and Alyson R. Goudy  
 Recorded: May 5, 1995  
 Instrument No.: 95063467  
 Which, among other things, provides for:  
 For the sharing of the rights to the Water Supply

Guarantee No.: H-180278  
 Order No.: 58701-95800752-PRE  
 North American Title Insurance Company

CLTA Guarantee

TRUSTEE'S SALE GUARANTEE

18. The Terms and Provisions contained in an Agreement

Entered:  
 Executed By: Norte Sugano, Trustee of the Norte Sugano 1996 Trust, dated October 10, 1996, Dale R. Frau and Cathryn S. Gawne, husband and wife as joint tenants, Thomas B. Okama and Mary E. Okama, Trustee under Trust Agreement, U/T/A dated October 3, 1988, Donald Kirk Mc Kinney and Rebecca Mc Kinney, Trustees of the Mc Kinney Family Trust, U/D/T dated June 2, 1986, The Peninsula Open Space Trust, a California Non-Profit Public Benefit Corporation (Post), and the Midpeninsula Regional Open Space District, a California Government Agency (MROSD) September 29, 1998 98-157665

19. The Terms and Provisions contained in an Agreement

Entered:  
 Executed By: Peninsula Open Space Trust, a California Non-Profit Public Corporation (Post), The Midpeninsula Regional Open Space District, a California Government Agency (MROSD), and Norte Sugano, Trustee of the Norte Sugano 1996 Trust, dated October 10, 1996, Dale R. Frau and Cathryn S. Gawne, husband and wife as joint tenants, Thomas G. Okama and Mary E. Okama, husband and wife as joint tenants, Alyson R. Goudy, Trustee under Trust Agreement, U/T/A dated October 3, 1988, Donald Kirk Mc Kinney and Rebecca Mc Kinney, Trustees of the Mc Kinney Family Trust, U/D/T dated June 2, 1998 September 28, 1998 98-157665

20. An Abstract of Judgment in the amount shown below and any other amounts due.

Entered: August 31, 1999  
 Amount: \$7,299.56  
 Debtor: Logical Marketing, Inc., dba Logical Marketing; Fletcher H. Hyler aka F.H. Hyler  
 Creditor: Creditors Adjustment Bureau, Inc., a California corporation  
 County: San Mateo  
 Court: Municipal  
 Case No.: C170356  
 Recorded: November 5, 1999  
 Instrument No.: 1999-185189

North American Title Insurance Company

Guarantee No.: H-180278

Order No.: 58701-95900752-PRE

Order No.: 55701-95900752-PRE

Guarantee No.: H-180278

North American Title Insurance Company

Although no reconveyance or release of this item appears of record, we have reason to believe it has been paid and we have requested an indemnity from the appropriate entity. Upon receipt, we will supplement our report.

21. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby.

Amount: \$4,205,700.00  
 Dated: July 25, 2001  
 Trustor: Fletcher H. Hyler and Cheryl S. Root-Hyler, husband and wife  
 Trustee: Judith A. Schmersahl  
 Beneficiary: First Bank & Trust, a California corporation  
 Recorded: August 6, 2001  
 Instrument No.: 2001-119960  
 Loan No.: 0000158165  
 Beneficiary Mailing Address: 135 North Meramec, Clayton, MO 63105

Request that copy of any Notice of Default and any Notice of Sale.

Recorded: March 3, 2004  
 Instrument No.: 2004-038333

Be Mailed To: Investment Grade Loans, Inc., 268 S. San Antonio Road  
 #202, Los Altos, CA 94022

Request that copy of any Notice of Default and any Notice of Sale.

Recorded: March 30, 2004  
 Instrument No.: 2004-057280

Be Mailed To: Investment Grade Loans, Inc., 268 S. San Antonio Road  
 #202, Los Altos, CA 94022

A notice of default under the terms of said deed of trust.

Executed By: S.B.S. Trust Deed Network, as agent for the beneficiary  
 Recorded: June 25, 2004  
 Instrument No.: 2004-131612

The trustee under said deed of trust was substituted by a document.

The New Trustee is: S.B.S. Trust Deed Network, as trustee  
 Recorded: October 7, 2004  
 Instrument No.: 2004-200516

# TRUSTEE'S SALE GUARANTEE

CLTA Guarantee

Order No.: 56701-95900752-PRE

Guarantee No.: H-180278

North American Title Insurance Company

23. A Tax Lien for the amount shown and any other amounts due, in favor of the taxing agency shown below.
- United States of America, Assessed by the District  
Director of Internal Revenue  
\$281,906.41  
940345605  
Fletcher H. Hylar  
February 7, 2003  
2003-030399  
Instrument No.:
22. A Tax Lien for the amount shown and any other amounts due, in favor of the taxing agency shown below.
- United States of America, Assessed by the District  
Director of Internal Revenue  
\$236,964.00  
940066604  
Fletcher H. Hylar  
June 21, 2000  
2000-076626  
Instrument No.:
- Which agreement subordinates the above matter
- To:  
Deed of Trust  
August 6, 2001  
2001-119960  
Instrument No.:
- Recorded:  
August 6, 2001  
2001-119962  
Instrument No.:
- An agreement
- Recorded:  
June 21, 2000  
2000-076626  
Instrument No.:
- Amount  
Certificate or Serial No.:  
Taxpayer:  
Recorded:  
Instrument No.:
- As Assignee:  
Mortgage Electronic Registration Systems, Inc., its  
Successors and/or Assigns  
January 13, 2005  
2005-006212  
PO Box 2026, Flint, MI 48501-2026  
Beneficiary Mailing Address:
- An assignment of the beneficial interest under said deed of trust names:

TRUSTEE'S SALE GUARANTEE

CLTA Guarantees

Order No.: 56701-95900752-PRE

Guarantee No.: H-180278

North American Tide Insurance Company

\$1,232,500.00  
 February 19, 2004  
 Fletcher H. Hyler and Sheryl S. Root-Hyler, husband and wife as Community Property  
 The Trustee Investment Grade Loans  
 Lincoln Trust Company, Custodian FBO Doug Pickering, IRA, as to an undivided 740/12325 interest; Chem S. Lin and Felicia Lin, husband and wife as community property, as to an undivided 3000/12325 interest; Janice Tempy and Roy S. Wolf, husband and wife as community property, as to an undivided 2500/12325 interest; Thomas C. O'Connell, Jr. and Janice K. O'Grady, husband and wife as community property, as to an undivided 1235/12325 interest; Pensco Trust Company, Custodian FBO John A. Snyder IRA, as to an undivided 750/12325 interest; Pensco Trust Company, Custodian FBO Phil Ahlfield, IRA, as to an undivided 3000/12325 interest; John Stevens, an unmarried man, as to an undivided 1000/12325 interest  
 March 3, 2004  
 2004-038332  
 0402022  
 C/O Investment Grade Loans, Inc., 289 S. San Antonio Road #202, Los Altos, CA 94022

Recorded:  
 Instrument No.:  
 Loan No:  
 Beneficiary Mailing Address:

Amount:  
 Dated:  
 Trustor:  
 Trustee:  
 Beneficiary:

26. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby.

Taxing Agency: State of California, Franchise Tax Commissioner  
 Amount: \$20,353.14  
 Certificate or Serial No.: 03274301509  
 Taxpayer: Fletcher Hyler aka Fletcher H. Hyler III  
 Recorded: October 17, 2003  
 Instrument No.: 2003-299892

25. A Tax Lien for the amount shown and any other amounts due, in favor of the taxing agency shown below.

Taxing Agency: State of California, Franchise Tax Commissioner  
 Amount: \$20,353.14  
 Certificate or Serial No.: 03274686626  
 Taxpayer: Fletcher Hyler aka Fletcher H. Hyler III  
 Recorded: October 2, 2003  
 Instrument No.: 2003-286077

24. A Tax Lien for the amount shown and any other amounts due, in favor of the taxing agency shown below.

TRUSTEE'S SALE GUARANTEE

CLTA Guarantee

Order No.: 58701-95900752-PRE

Guarantee No.: H-180278

North American Tide Insurance Company

Entered: May 4, 2004  
Amount: \$68,587.00  
Debtor: Fletcher H. Hyler and Logical Marketing, Inc., jointly and severally  
Creditor: Russo & Hale LLP, a California Limited Liability Partnership  
County: Superior  
Case No.: CV 811489  
Recorded: May 4, 2004  
Instrument No.: 2004-088153

28. An Abstract of Judgment in the amount shown below and any other amounts due.

Executed By: The Foreclosure Company, Inc., as trustee  
Recorded: June 29, 2007  
Instrument No.: 2007-099718

A notice of default under the terms of said deed of trust:

The New Trustee is: The Foreclosure Company, Inc., as trustee  
Recorded: June 26, 2007  
Instrument No.: 2007-097199

The trustee under said deed of trust was substituted by a document:

Amount: \$100,000.00  
Dated: March 17, 2004  
Trustor: Fletcher H. Hyler and Sheryl S. Root-Hyler, husband and wife as community property  
Trustee: The Trustee Investment Grade Loans  
Beneficiary: The Andrew Allen Lewis Revocable Trust dated January 5, 1984  
Recorded: March 30, 2004  
Instrument No.: 2004-057291  
Loan No.: 0403023  
Beneficiary Mailing Address: C/O Investment Grade Loans, Inc., 288 S. San Antonio Road #202, Los Altos, CA 94022

27. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby.

Executed By: Investment Grade Loans, Inc., as Trustee  
Recorded: June 18, 2004  
Instrument No.: 2004-126888

A notice of default under the terms of said deed of trust:

# TRUSTEE'S SALE GUARANTEE

CLTA Guarantee